

Municipality of Anchorage



P.O. Box 390
Girdwood, Alaska 99587
<http://www.muni.org/gbos>

Suzanne LaFrance, Mayor

GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS

*Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Kellie Okonek*

January TBA, 2025

Attn: Tiffany Briggs, MOA Real Estate Director, tiffany.briggs@anchorageak.gov
Heritage Land Bank, hlb@anchorageak.gov
Emma Giboney, MOA Land Management Officer, emma.giboney@anchorageak.gov
Nicole Jones-Vogel, HLB Land Management Office Contractor, nicole.jones-vogel@anchorageak.gov

CC: Tim Charnon, HLBAC Representative, btcharnon@yahoo.com
Zac Johnson, zac.johnson@anchorageak.gov
Randy Sulte, randy.sulte@anchorageak.gov

Re: Draft HLB 2025 Annual Work Program & 2026-2030 Five-Year Management Plan

Thank you for the opportunity to comment on the 2025 HLB Work Program and Management Plan. We appreciate the draft document being published in time for adoption in early 2025, and also thank HLB for their active interest in GBOS input.

GBOS has provided a set of specific comments on the draft document in the table below. Thank you for your consideration of these comments.

Ref #	Pg	Section	Comment
GBOS.01	2	HLB Advisory Commission Members	GBOS notes the vacant seat on the HLBAC and requests that a Girdwood resident is considered for appointment to that seat.

GBOS.02	6	HLB Accomplishments	Add: HLB staff researched levees in Girdwood at California Creek in the New Townsite and at the west bank of Glacier Creek from its confluence with California Creek and Turnagain Arm, producing a detailed memo in the latter case. GBOS appreciates the work that went into this memo.
GBOS.03	11	2024 Progress Report: Land Management	GBOS appreciates HLB's evaluation of Parcel 6-013 and determination that it is better suited for wetland mitigation credits rather than community housing development. Thank you.
GBOS.04	15	HLB Parcel 6-011A and 6-011B	GBOS supports and encourages the INHT development and acquisition of easement. Improvement to this trail is one of GBOS' priorities for 2025.
GBOS.05	15	Portion of HLB Parcel 6-011B	Please clarify the acreage to be disposed, since the potential purchaser has publicly mentioned acquiring up to 100 acres. Prior to any disposal, GBOS will seek binding commitments for community housing, recreation, trails, hut and easement-protected access to Glacier Creek. In particular, development of community housing should be subject to a reversion clause if not achieved within a reasonable timeframe.
GBOS.06	15	Portion of HLB Parcel 6-011B	GBOS supports the public use easement for Girdwood Nordic Ski Club.
GBOS.07	15	HLB Parcel 6-014	GBOS supports evaluation of process for disposal and direct sale to owners of Alyeska Resort
GBOS.08	15	HLB Parcels 6-039, 6-061, and 6-057F	GBOS supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).
GBOS.09	15	HLB Parcels 6-039 and 6-062	GBOS supports and encourages trail easement for Lower Virgin Creek Trail as outlined in the Girdwood Trails Plan (2024).
GBOS.10	15	HLB Parcel 6-057F	Options for further development of the Girdwood Industrial Park. GBOS supports and looks forward to working with HLB to find a solution during 2025 to advance this project.
GBOS.11	15-16	HLB Parcel 6-076	GBOS notes that the Project Anchorage Sales Tax proposal includes a shortlisted "Girdwood Arts and Recreation District" project to be developed on this parcel. That project was put forward by a group working with Girdwood Inc.

			Development of the site by any entity must be consistent with the Girdwood South Townsite Plan as amended to conform to the adopted Girdwood Comprehensive Plan.
GBOS.12		HLB Parcel 6-134	Add to 2025 Work Plan: Withdrawal of this parcel from HLB inventory and transfer to Girdwood Parks and Recreation. (RV Park proposal)
GBOS.13		HLB Parcel 6-075	Add to 2025 Work Plan: Completion of transfer of this parcel to Girdwood Parks and Recreation (Winner Creek Trail Extension)
GBOS.14	16	Holtan Hills Tracts 1 & 2, HLB Parcel 6-011A (formerly portions of HLB Parcels 6-011, 6-016 and 6-017)	Ensure that required land set aside for community housing is included in the final agreement, as described in AO 2023-137. GBOS supports and encourages an easement for the INHT prior to land development.
GBOS.15	16	HLB Parcel 6-011C	GBOS supports this action to zone this area as Girdwood Institutions and Parks
GBOS.16	17	Girdwood Comprehensive Plan Update	GBOS supports this and advises that adoption of GCP will necessitate review and amendment of other plans, such as the South Townsite Plan
GBOS.17		Plans, Studies, Surveys	Add: Girdwood Parks Plan, project will be initiated in 2025.
GBOS.18	20	HLB Parcel 6-039	Add into the 2026-2030 management plan: withdrawal from HLB and transfer to GVSA for future community housing development.
GBOS.19	20	HLB Parcels 6-053, 6-054, 6-055 and 6-056	GBOS notes that ADOT&PF proposal for highway interchange has not been accepted by the community and is currently unfunded. GBOS suggests that HLB and DOTPF consider land exchange for DOT land in the Eastern & North Eastern part of the airport parcel but unusable for aviation adjacent to Moose Meadow.
GBOS.20	21	HLB Parcel 1-111	GBOS supports HLB's efforts to assist with creating additional cemetery land outside of Anchorage Bowl.
GBOS.21	21	HLB Parcel 6-018	GBOS supports HLB's efforts to assist the creation of a cemetery in Girdwood.
GBOS.22	21	HLB Parcels 6-251, 6-295 and 6-296	HLB refer to the Girdwood Comprehensive Plan and potential future Watershed Management Plan (see item GBOS.25)

GBOS.23	21	Wetland Bank including Girdwood	GBOS supports this however requests addition of HLB/MOA Watershed complete Watershed Management Plan (see item GBOS.25)
GBOS.24	22	Girdwood Trails Plan Implementation	Suggest word change: (proposals may require the support of HLBAC and the Assembly)
GBOS.25	22	Potential Plans, Studies, Surveys 2026-2030	<p>GBOS requests HLB and MOA Watershed complete a Watershed Management Plan for the Girdwood Valley prior to development of parcels 6-251, 6-295 and 6-296 and to assist in guiding Girdwood Wetland bank parcels.</p> <p>GBOS anticipates the need for HLB assistance with implementation of objectives within the Girdwood Comprehensive Plan.</p>

Sincerely,

Briana Sullivan
GBOS Co-Chair

Mike Edgington
GBOS Co-Chair

Municipality of Anchorage

*P.O. Box 390
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<http://www.muni.org/gbos>
David Bronson, Mayor*



*GIRDWOOD VALLEY SERVICE AREA BOARD OF SUPERVISORS
Briana Sullivan & Mike Edgington, Co-Chairs
Jennifer Wingard, Brian Burnett, Guy Wade*

Resolution 2024-07 Of the Girdwood Board of Supervisors RESOLUTION OF SUPPORT FOR THE GIRDWOOD COMPREHENSIVE PLAN

WHEREAS, the current Municipality of Anchorage Comprehensive Plan has four top level elements covering distinct localities across the Municipality:

- Anchorage Bowl 2020 Comprehensive Plan (2001), partially updated by the Anchorage 2040 Land Use Plan (2017)
- Chugiak-Eagle River Comprehensive Plan (2006)
- Turnagain Arm Comprehensive Plan (2009)
- Girdwood Area Plan (1995); and

WHEREAS, the Girdwood Area Plan is the oldest of these documents, several prior attempts to update the plan having been unsuccessful; and

WHEREAS, in 2017, the Girdwood Board of Supervisors (GBOS) formed the Girdwood Area Plan Update Committee to develop an updated Girdwood Area Plan, as authorized by Anchorage Assembly Resolution AR 2018-176; and

WHEREAS, due to the identification of a lack of planning powers in Girdwood Valley Service Area (GVSA) and the related inability for GVSA to hold funds for the plan revision project, the non-profit Imagine!Girdwood was formed to direct and manage development a new Girdwood Comprehensive Plan, with formal authorization under Anchorage Assembly Resolution AR 2021-140; and

WHEREAS, Imagine!Girdwood has undertaken extensive community engagement, including four community-wide Town Halls to seek feedback and inform the public, regularly presenting updates at local community meetings and holding over 50 publicly-noticed regular monthly meetings; and

WHEREAS, Imagine!Girdwood presented and published the initial community survey results, the distillation of community survey and focus groups into a Vision Policy and Goals document, initial and updated reports on existing conditions and housing & economic analyses, preliminary Land Use Map alternates, and a Public Review Draft of the Girdwood Comprehensive Plan with a subsequent local Public Comment process; and

WHEREAS, in response to over 400 Public Comments on the Review Draft, Imagine!Girdwood published a Revised Draft on April 24, 2024, and GBOS passed Resolution 2024-03 supporting the formal submission of that Plan to the Municipality; and

WHEREAS, Imagine! Girdwood formally submitted the Girdwood Comprehensive Plan to the Planning Department on May 5, 2024 and it is before the Planning and Zoning Commission as item 2024-0074 for a Public Hearing on July 15 2024; and

WHEREAS, Girdwood Land Use Committee at their June 10 2024 meeting by a vote of 11 in favor and 0 opposed, recommended GBOS to pass a Resolution of Support for adoption of the Girdwood Comprehensive Plan

THEREFORE, the Girdwood Board of Supervisors supports the adoption of the Girdwood Comprehensive Plan as an amendment to the Municipality of Anchorage Comprehensive Plan, by a vote of 3 in favor, 0 opposed on this 17th day of June, 2024.

Jennifer Wingard

Jennifer Wingard
GBOS Land Use Chair

Margaret Tyler

Attest

Municipality of Anchorage



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Suzanne LaFrance Mayor

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Resolution 2024-08

Of the Girdwood Board of Supervisors

A Resolution of the Girdwood Board of Supervisors in support of the Girdwood Comprehensive Plan as Submitted by Imagine!Girdwood
with

Opposition to Planning and Zoning Commission Recommendations B.2a, B.2b, B.2c & B.2d

WHEREAS, the Girdwood Board of Supervisors expressed in Resolution 2024-07 its support for the Girdwood Comprehensive Plan produced by Imagine!Girdwood and submitted to the Municipality of Anchorage (MOA) as a Text Amendment to the MOA Comprehensive Plan; and

WHEREAS, GBOS Resolution 2024-07 is incorporated into this resolution in whole; and

WHEREAS, there was extensive public engagement during the development of the plan, including two formal rounds of public comment on the initial draft and final draft which were incorporated into the submitted plan document; and

WHEREAS, the Planning and Zoning Commission (PZC), based on advice from the Planning Department, issued Planning and Zoning Commission Resolution 2024-022 recommending six substantive changes to the Land Use Map (recommendations B.2a through B.2f) four other changes to the plan (recommendations B.3 through B.6) and that additional items should be discussed further between Imagine!Girdwood and the Planning Department to clarify plan language (recommendation B.1); and

WHEREAS, Imagine!Girdwood supports recommendations 2e and 2f, and recommendations B.3 through B.6 and followed recommendation B.1 by engaging with the Planning Department to clarify language around Vegetative Buffers and the representation of Future Park Land; and

WHEREAS, four remaining PZC recommendations, B.2a, B.2b, B.2c & B.2d are not supported by Imagine!Girdwood based on the totality of community engagement in the project and specifically the Girdwood community's public comment on the initial and final draft versions of the plan; and

THEREFORE, GBOS Resolves that the submitted Girdwood Comprehensive Plan represents a considered and coherent vision from the broad community for how the growth of Girdwood Valley should be managed, and expresses a set of policies, goals and implementation actions consistent with the community vision and a Land Use Plan and associated policies

FURTHER THEREFORE, while the majority of the recommendation in Planning and Zoning Commission Resolution 2024-022 are consistent with the community's expressed intent, GBOS resolved that PZC

recommendations B.2a, B.2b, B.2c and B.2d are in opposition to the Girdwood community intent and should not be incorporated into a final adopted plan by the Assembly

Passed and approved on this 21st day of October, 2024 by a vote of 3 in favor, 1 opposed.

Briana Sullivan

Briana Sullivan
GBOS Co-Chair

Margaret Tyler

Attest

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Resolution 2025-XX

**Of the Girdwood Board of Supervisors Support for the Girdwood Comprehensive Plan
as described in AO 2024-114(S)**

WHEREAS, the Girdwood Board of Supervisors (GBOS) previously expressed in Resolution 2024-07 its support for the Girdwood Comprehensive Plan produced by Imagine!Girdwood and submitted to the Municipality of Anchorage (MOA) as a Text Amendment to the MOA Comprehensive Plan; and

WHEREAS, GBOS subsequently expressed in Resolution 2024-08 its support for some of the recommendations from the Planning and Zoning Commission (PZC) for amendments to the Girdwood Comprehensive Plan, and objection to several other specific recommendations; and

WHEREAS, GBOS resolutions 2024-07 and 2024-08 are incorporated into this resolution in whole; and

WHEREAS, AO 2024-114(S) was introduced at the Anchorage Assembly Meeting on December 17, 2025 as an ordinance to adopt the Girdwood Comprehensive Plan updated with the PZC recommendations supported by GBOS Resolution 2024-08.

THEREFORE, GBOS resolves its support for adoption of the Girdwood Comprehensive Plan as incorporated into AO 2024-114(S).

Passed and approved on this 13th day of January 2025 by a vote of X in favor, X opposed.

Jennifer Wingard
GBOS Land Use Chair

Margaret Tyler
Attest

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Resolution 2024-15 Of the Girdwood Board of Supervisors RESOLUTION OF SUPPORT FOR PROPOSED NO SUBSTANTIVE CHANGE TO GIRDWOOD COMMUNITY COUNCIL BOUNDARY

WHEREAS, as required, the Municipal Planning Department and boundary advisory committee have studied, received comments, and considered amendment to the community council boundaries throughout the Municipality of Anchorage; and

WHEREAS, the Planning Department has proposed a technical adjustment of the boundary along Turnagain Arm to follow the mean high-water line, consistent with current mapping practices; and

WHEREAS, Girdwood has a robust system for hearing community council concerns and taking action on them through the Land Use Committee hearing process and the GBOS in its role as Community Council Ex-Officio; and

WHEREAS, change to the Girdwood Community Council boundary has not been brought as a majority opinion in any of those meetings; and

WHEREAS, this action has been recommended by the Girdwood Land Use Committee at their regular December 2024 meeting.

THEREFORE, the Girdwood Board of Supervisors resolves to support the Planning Department and advisory committee's recommendation not to make substantive changes to the existing Girdwood Community Council boundaries except for the technical adjustment along Turnagain Arm

PASSED AND APPROVED by a vote of 4 to 0 this 16th day of December 2024.

Mike Edgington
GBOS Co-Chair

Margaret Tyler
Attest